

140.A

0003

0008.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
569,900 / 569,900  
569,900 / 569,900  
569,900 / 569,900

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 67 |        | HIGHLAND AVE, ARLINGTON |

## OWNERSHIP

|           |                       |         |   |
|-----------|-----------------------|---------|---|
| Owner 1:  | JOHNSON GWEN M        | Unit #: | 1 |
| Owner 2:  |                       |         |   |
| Owner 3:  |                       |         |   |
| Street 1: | 67 HIGHLAND AVENUE #1 |         |   |
| Street 2: |                       |         |   |

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: WHITNEY SARAH E -

Owner 2: -

Street 1: 67 HIGHLAND AVENUE #1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Wood Shingle Exterior and 1215 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R2   | TWO FAMIL   |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           | Sq. Ft.            | Site      |           |           | 0          | 0.         | 0.00 | 7025  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

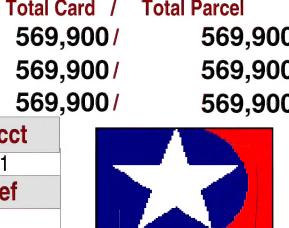
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102      | 0.000     | 567,100        | 2,800      |            | 569,900     |                   | 155281    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 08/16/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID             | 140.A-0003-0008.A |      |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-----------------------|-------------------|------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value         | Notes             | Date |
| 2022                | 102 | FV  | 567,100    | 2800      | .         |            | 569,900     | Year end              | 12/23/2021        |      |
| 2021                | 102 | FV  | 551,200    | 2800      | .         |            | 554,000     | Year End Roll         | 12/10/2020        |      |
| 2020                | 102 | FV  | 543,200    | 2800      | .         |            | 546,000     | 546,000 Year End Roll | 12/18/2019        |      |
| 2019                | 102 | FV  | 534,500    | 2800      | .         |            | 537,300     | 537,300 Year End Roll | 1/3/2019          |      |
| 2018                | 102 | FV  | 474,200    | 2800      | .         |            | 477,000     | 477,000 Year End Roll | 12/20/2017        |      |
| 2017                | 102 | FV  | 433,400    | 2800      | .         |            | 436,200     | 436,200 Year End Roll | 1/3/2017          |      |
| 2016                | 102 | FV  | 433,400    | 2800      | .         |            | 436,200     | 436,200 Year End      | 1/4/2016          |      |
| 2015                | 102 | FV  | 401,400    | 2800      | .         |            | 404,200     | 404,200 Year End Roll | 12/11/2014        |      |

| SALES INFORMATION |           |      |           | TAX DISTRICT |            |         |     | PAT ACCT. |       |  |  |  |
|-------------------|-----------|------|-----------|--------------|------------|---------|-----|-----------|-------|--|--|--|
| Grantor           | Legal Ref | Type | Date      | Sale Code    | Sale Price | V       | Tst | Verif     | Notes |  |  |  |
| WHITNEY SARAH E   | 60645-528 |      | 12/4/2012 |              |            | 400,000 | No  | No        |       |  |  |  |
| SCHREINER ANDRE   | 57052-477 |      | 6/28/2011 | Change>Sale  |            | 370,000 | No  | No        |       |  |  |  |
| KILMARTIN MATTH   | 44637-437 |      | 2/14/2005 |              |            | 373,900 | No  | No        |       |  |  |  |
| MACKEY DAVID S    | 35877-168 |      | 7/12/2002 |              |            | 319,000 | No  | No        |       |  |  |  |
| MILLON HADRIAN    | 28765-362 |      | 6/29/1998 |              |            | 189,000 | No  | No        | Y     |  |  |  |

| BUILDING PERMITS |        |          |        |     |            |          |            |                    |           |              |     | ACTIVITY INFORMATION |  |  |  |  |  |
|------------------|--------|----------|--------|-----|------------|----------|------------|--------------------|-----------|--------------|-----|----------------------|--|--|--|--|--|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            | Date      | Result       | By  | Name                 |  |  |  |  |  |
| 4/3/2013         | 472    | Manual   | 11,257 | C   |            |          |            |                    | 8/16/2018 | Measured     | DGM | D Mann               |  |  |  |  |  |
| 2/5/2013         | 153    | Redo Kit | 18,000 | C   |            |          |            |                    | 6/12/2013 | Info Fm Prmt | EMK | Ellen K              |  |  |  |  |  |
| 2/21/2012        | 150    | New Wind | 18,500 | C   |            |          |            | replace 24 windows | 5/22/2013 | Info Fm Prmt | EMK | Ellen K              |  |  |  |  |  |
| 1/9/2012         | 24     | Manual   | 2,807  |     |            |          |            | air sealing & insu | 5/13/2000 | Inspected    | 197 | PATRIOT              |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                    | 5/6/2000  |              | 197 | PATRIOT              |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /



### EXTERIOR INFORMATION

|               |                  |          |
|---------------|------------------|----------|
| Type:         | 99 - Condo Conv  |          |
| Sty Ht:       | 1 - 1 Story      |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 2 - Conc. Block  |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 1 - Wood Shingle |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 1 - Gable        |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | GREY             |          |
| View / Desir: | N - NONE         |          |

### GENERAL INFORMATION

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1900        |
| Eff Yr Blt:   |             |
| Alt LUC:      |             |
| Jurisdict:    | G14         |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

### INTERIOR INFORMATION

|               |                |
|---------------|----------------|
| Avg Ht/FL:    | STD            |
| Prim Int Wal: | 2 - Plaster    |
| Sec Int Wall: |                |
| Partition:    | T - Typical    |
| Prim Floors:  | 3 - Hardwood   |
| Sec Floors:   |                |
| Bsmt Flr:     | 12 - Concrete  |
| Subfloor:     |                |
| Bsmt Gar:     |                |
| Electric:     | 3 - Typical    |
| Insulation:   | 2 - Typical    |
| Int vs Ext:   | S              |
| Heat Fuel:    | 1 - Oil        |
| Heat Type:    | 3 - Forced H/W |
| # Heat Sys:   | 1              |
| % Heated:     | 100            |
| % AC:         |                |
| Solar HW:     | NO             |
| Central Vac:  | NO             |
| % Com Wal     | % Sprinkled    |

### MOBILE HOME

|                                    |  |        |  |           |  |       |  |        |  |
|------------------------------------|--|--------|--|-----------|--|-------|--|--------|--|
| Make:                              |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
| <b>PARCEL ID</b> 140.A-0003-0008.A |  |        |  |           |  |       |  |        |  |

### SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3    | Garage      | D | Y   | 1   | 10X10    | A    | GD  | 1930 | 40.00      | T   | 30  | 102 |      |       | 2,800      |      |       | 2,800        |

### BATH FEATURES

|            |   |         |      |
|------------|---|---------|------|
| Full Bath: | 1 | Rating: | Good |
| A Bath:    |   | Rating: |      |
| 3/4 Bath:  |   | Rating: |      |
| A 3QBth:   |   | Rating: |      |
| 1/2 Bath:  |   | Rating: |      |
| A HBth:    |   | Rating: |      |
| OthrFix:   |   | Rating: |      |

### COMMENTS

CONDO CONVERSION 1991 641-0095, Building Number 1.

### SKETCH

### RESIDENTIAL GRID

|              |                                 |         |             |
|--------------|---------------------------------|---------|-------------|
| 1st Res Grid | Desc: Line 1                    | # Units | 1           |
| Level        | FY LR DR D K FR RR BR FB HB L O |         |             |
| Other        |                                 |         |             |
| Upper        |                                 |         |             |
| Lvl 2        |                                 |         |             |
| Lvl 1        |                                 |         |             |
| Lower        |                                 |         |             |
| Totals       | RMS: 6                          | BRs: 2  | Baths: 1 HB |

### OTHER FEATURES

|         |   |         |           |
|---------|---|---------|-----------|
| Kits:   | 1 | Rating: | Excellent |
| A Kits: |   | Rating: |           |
| Fpl:    | 1 | Rating: | Good      |
| WSFlue: |   | Rating: |           |

### CONDO INFORMATION

|              |               |
|--------------|---------------|
| Location:    |               |
| Total Units: |               |
| Floor:       | 1 - 1st Floor |
| % Own:       | 50.000000000  |
| Name:        | 67 - 7025     |

### DEPRECIATION

|             |              |       |
|-------------|--------------|-------|
| Phys Cond:  | GV - Good-VG | 10. % |
| Functional: |              | %     |
| Economic:   |              | %     |
| Special:    |              | %     |
| Override:   |              | %     |
| Total:      | 10.8         | %     |

### CALC SUMMARY

| COMPARABLE SALES  |            |
|-------------------|------------|
| Rate              | Parcel ID  |
|                   | Typ        |
|                   | Date       |
|                   | Sale Price |
| WtAv\$/SQ:        | AvRate:    |
| Juris. Factor:    | 1.00       |
| Special Features: | 0          |
| Final Total:      | 567100     |
| Val/Su SzAd       | 466.75     |

### REMODELING

### RES BREAKDOWN

|            |         |     |     |    |
|------------|---------|-----|-----|----|
| Exterior:  | No Unit | RMS | BRS | FL |
| Interior:  | 1       | 6   | 2   | 0  |
| Additions: |         |     |     |    |
| Kitchen:   |         |     |     |    |
| Baths:     |         |     |     |    |
| Plumbing:  |         |     |     |    |
| Electric:  |         |     |     |    |
| Heating:   |         |     |     |    |
| General:   |         |     |     |    |
| Totals     |         | 1   | 6   | 2  |

### SUB AREA

| Code               | Description  | Area - SQ  | Rate - AV | Undepr Value | Sub % | Area Usbl | Descrip | % Type | Qu # | Ten |
|--------------------|--------------|------------|-----------|--------------|-------|-----------|---------|--------|------|-----|
| GLA                | Gross Liv Ar | 1,215      | 407.590   | 495,224      |       |           |         |        |      |     |
| Size Ad            | 1215         | Gross Area | 1215      | FinArea      | 1215  |           |         |        |      |     |
| Net Sketched Area: |              | 1,215      | Total:    | 495,224      |       |           |         |        |      |     |

### IMAGE



**AssessPro** Patriot Properties, Inc